

144, 6220 Orr Drive
Red Deer, Alberta

MLS # A2263553

\$316,900

Division:	Oriole Park West		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,303 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters		

Inclusions: Dishwasher, Stove, Refrigerator, Washer, Dryer, Garage Door Opener, Central Vacuum/Attachments, Range Hood

Welcome to 144, 6220 Orr Drive, a beautifully designed semi-detached home in the desirable Oxford Place condo development, located in the heart of Oriole Park West. This home offers the perfect blend of comfort, space, and convenience, ideal for those seeking a low-maintenance lifestyle without compromising on functionality. Step inside to discover an inviting open-concept main floor, where the kitchen with island seamlessly connects to the spacious living room — perfect for entertaining. Recent updates, including fresh paint, new main floor carpet, and modern appliances, give the home a refreshed, move-in-ready feel that's sure to impress. A den or office on the main level provides flexibility for remote work or a quiet retreat. Upstairs, you'll find a primary bedroom suite with a private 4-piece ensuite, plus two additional generously sized bedrooms and another full bathroom. The partially finished basement awaits your touch to create your ideal living space — whether that's a cozy family retreat, home gym, guest suite, or simply extra room to relax and unwind. The laundry room is conveniently located here, along with a roughed-in bathroom for future development. Living in Oxford Place means enjoying a truly carefree lifestyle, with year-round snow removal and lawn maintenance included in the condo fees — offering both convenience and peace of mind. You'll also appreciate the quick access to restaurants, shopping, and essential services just minutes away. Whether you're downsizing, investing, or buying your first home, this property checks all the boxes.